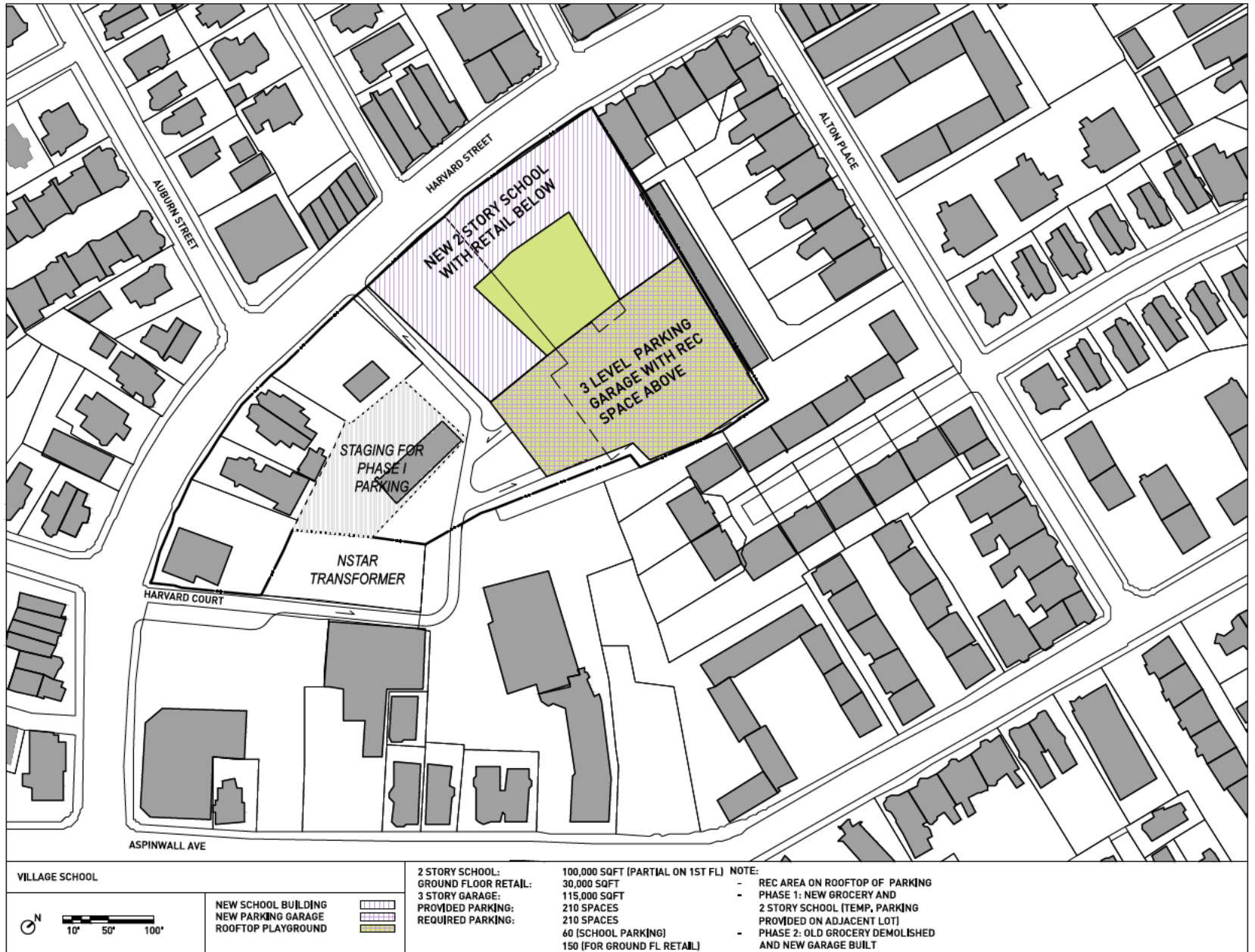
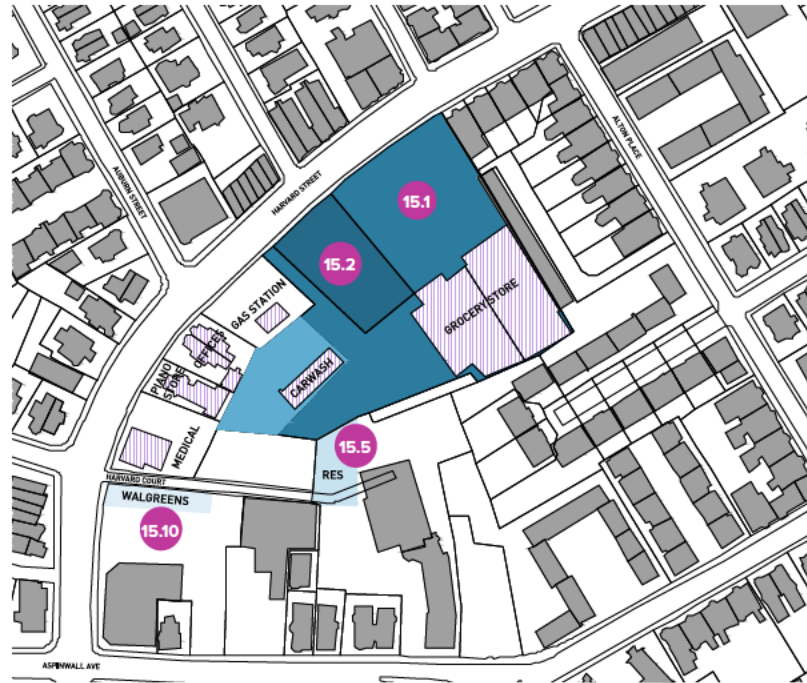
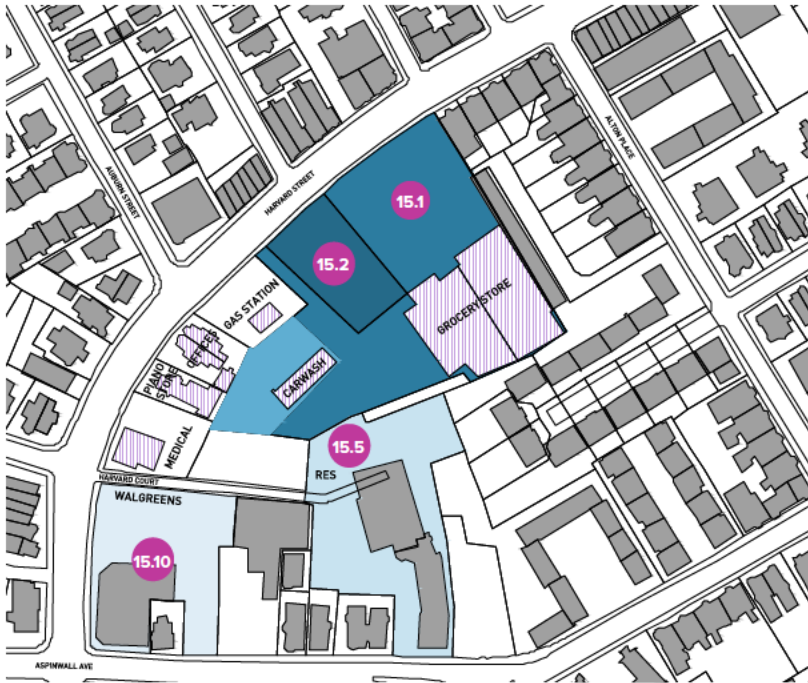


SITE C: VILLAGE SCHOOL

This school site alternative proposes a mixed use development in Brookline Village at the Stop&Shop location. This potential school site includes the existing Stop&Shop parcels and incorporates the grocery storefront facing Harvard Street with a new school above, with both uses served by a shared parking structure to the rear of the site. The school is sited along Harvard Street and its construction offers an opportunity to enhance the street edge. This school exceeds the height limit and FAR as per zoning.







Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
15.1	Sachs H Sons, Inc.	155 Harvard Street	93,864.00	Stop&Shop	\$8,469,600
15.2	Coakley, Mary	149 Harvard Street	19,984.00	Parking Lot	\$1,596,800
15.5	various owners	2-14 St. Paul Street (rear yard)	11,633.00	13 parking spaces	
15.10	Sullivan, Eugene	99 Harvard Street	43,119.00	Walgreens (pkg)	\$5,544,400

Student-School Assignment GIS Model

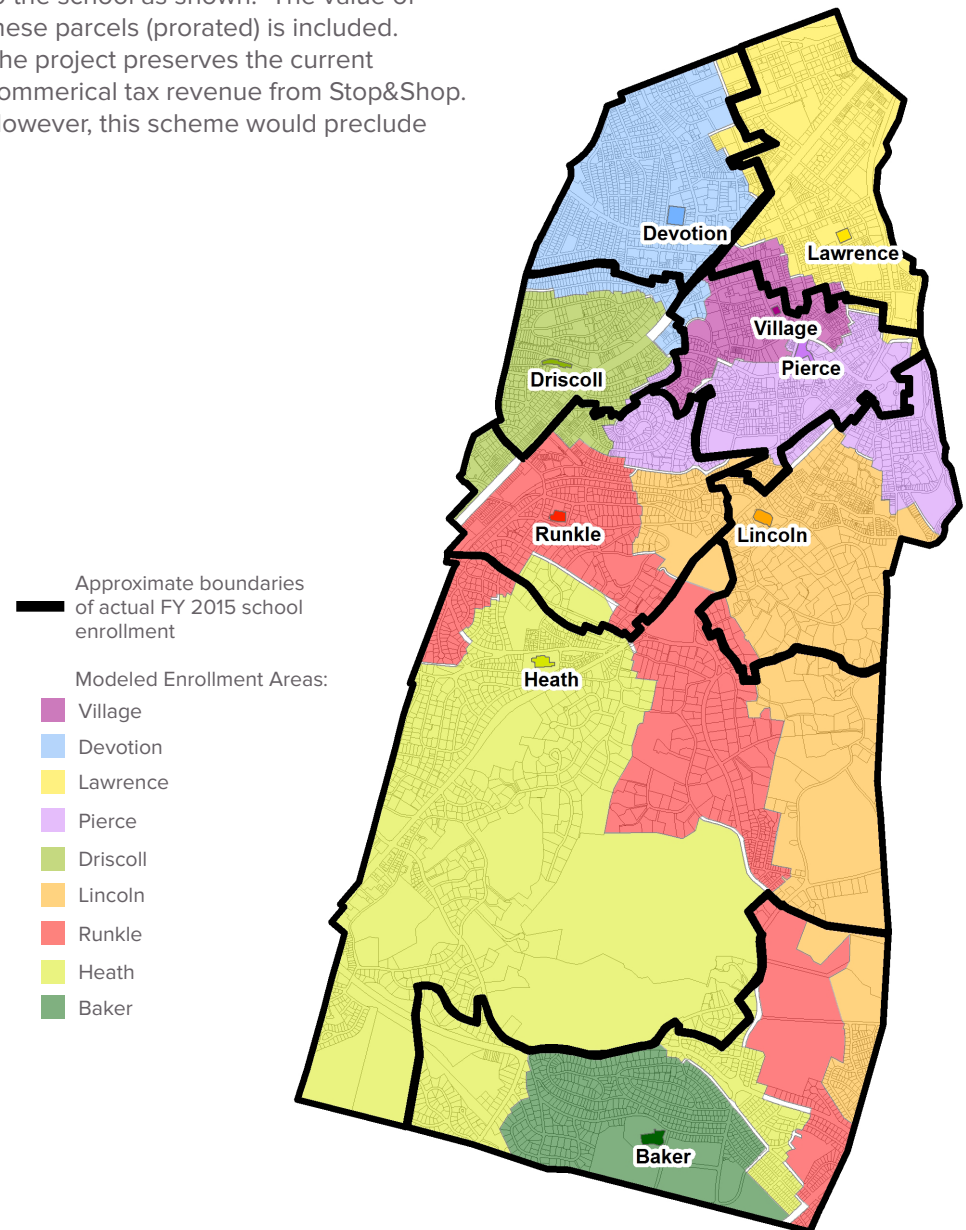
The addition of the Village School would most likely not change the overall percentage of K-8 students within 1/4 mile of a school, compared to existing conditions. This is not surprising, as this location is itself within walking distance of both the Pierce and Lawrence Schools. Similar to other scenarios, some households living south of Route 9 but more than 1/4 mile from Lincoln School are likely to be assigned to Pierce or Lawrence as a result of the addition of this school. Similar to other scenarios, some children living in the southeast corner of Brookline are modeled here as likely attending Heath, Runkle, or Lincoln. As discussed in Section One, prior to any changes to School Districts, Buffers, or assignments, the School Committee and the PSB would first go through a public process as they have prior to previous district changes.

Site Specific Assumptions:

- The Village School will require a development partner for the Town.
- MSBA has to date not cost participated with any mixed-use school buildings. Further discussions with MSBA would be needed to better understand how this development scenario might work within the state's funding guidelines.
- Collaboration and the partnership with Stop&Shop;
- A shared Common Area Maintenance Agreement and an ownership/management agreement for the parking garage;
- An allowance of [REDACTED] to cover inconvenience of adjacent businesses, relocation cost for any impacted businesses, negotiations and staging with Stop&Shop;

- An easement would be required across two parcels to provide vehicular access to the school as shown. The value of these parcels (prorated) is included.
- The project preserves the current commercial tax revenue from Stop&Shop. However, this scheme would preclude

Village School Student-School Assignment Model



- Cost to rebuild temporary parking lot (only included here as an allowance)*;
- If acquired, finance, develop and own the new grocery store portion of the building upon completion, depending on Stop&Shop's interest in leasing vs. ownership;
- Manage the design, permitting and construction process to completion;
- Should a new grocery store tenant be needed, the developer will seek and manage this process;
- This scenario includes costs related to the developer and Stop&Shop involvement in the overall development process. We have provided a summary of the costs that are assumed to be borne by the developer as part of the process.

Negotiations include:

- Timing and staging of construction to manage the existing residential and business' traffic patterns during construction;
- Negotiations for temporary parking for Stop&Shop customers during construction (see information on parking to in this section)*;
- Negotiations with the Stop&Shop to:
 - agree on access throughout construction and upon completion;
 - ownership structure and management agreement for jointly operated parking garage;
 - determine ownership structure for joint development and operation of new mixed-use building and parking garage;
 - determine reasonable drop off and pick up for students to maintain retail.

ANALYSIS - BROOKLINE SCHOOLS			
Project Description:	Village School Option C		
Project Address:	Harvard St		
Dominant Zoning Used:	L-1.0		
Resulting FAR	1		
	acreage	square footage	Assessed Value*
Total Lots per GIS Mapping and Assessors Data			
15.1 (155 Harvard)			
15.2 (149 Harvard)			
15.10 99 Harvard Street (walgreens portion)			
15.5 2-14 St Paul Ave (residential portion)			
Total Lots per GIS Mapping and Assessors Data			
Demolition			
15.1 (155 Harvard)			
15.4 (car wash)			
Total Buildings to Be Removed			
SQUARE FOOTAGE			
New School			
New Commercial			
Renovation of Existing Structure			
Total Building Square Footage			
Green Space			
Rooftop Recreation Area			
Total Recreation Square Footage			
PARKING PROVIDED			
Below Grade Parking			
Structured Parking			
Surface Parking (temporary parking for Stop and Shop)			
DEVELOPMENT COSTS			
Acquisition			
Cost of Land and Building (FMV)			
Relocation Cost / Inconvenience Pmts/ Land lease for temp lo			
Cost to rebuild car wash (allowance)			
Acquisition Legal, Title, and Closing Costs			
Acquisition Subtotal			
Site Costs			
Demolition			
Building Demolition			
Site Improvements (non bldg/pkg site area, road improvements)			
Direct Building Costs			
New School Building			
(Stop and Shop rebuild) New Commercial			
Tenant Improvements			
Rooftop Recreation Area			
Parking			
Below Grade Parking (per space)			
Structured Parking (per space)			
Surface Parking (temp pkg on car wash site)			
General Contractor and Logistics Costs			
General Conditions, Requirements, O&P			
Costs related to Phasing, Timing and Escalation			
Contingency			
Hard Cost Total			
Soft Costs			
A/E, Clerk of the Works, Commissioning, Legal			
FFE & Technology			
Insurance, Construction Testing			
Program Management Fees			
TOTAL PROJECT COST			
* assessed value of land and building per Brookline Assessor			

Financial information
redacted in 10/19/15
public release of
report